



The Old Reading Room

CHURCH LANE · WEXHAM · SL3 6LB

GUIDE PRICE

£825,000

BEDROOMS

3

INTERNAL AREA

1,786 SQ FT

GARAGE

250 SQ FT

TENURE

FREEHOLD

EPC

C

A HOME WITH A STORY

Originally serving as a Sunday School and Reading Room for the joint Wexham and Stoke Poges School Board in the 1800's, 'The Old Reading Room' has since been converted and adapted for modern living whilst retaining the architectural details and individuality that make it such a unique property.

Approx. gross internal area 165.93 sq m / 1,786 sq ft · Garage 23.24 sq m / 250 sq ft · Total 189.17 sq m / 2,036 sq ft

HISTORY

Former village Sunday school & reading room

SETTING

Church Lane, Wexham

LIFESTYLE

Distinctive modern living



PROPERTY DESCRIPTION

The Old Reading Room is a detached home combining period features with spacious modern accommodation. Its red-brick elevations, decorative bargeboards and pointed architectural details offer an immediate reminder of the building's past, while the interior has evolved into a practical family home.

The ground floor is arranged around a generous open-plan kitchen, dining and family area, complemented by a separate living room, utility and additional shower/WC facilities. Upstairs are three well-proportioned bedrooms, including a principal suite with fitted storage and an en-suite bathroom. The upstairs also has communal bathroom facilities.

Outside, a private block-paved driveway provides off-street parking, while the rear garden features a broad decked terrace, lawn and further paved seating area. Church Lane is well placed for Wexham, Stoke Poges, Slough and the surrounding areas.

KEY FEATURES

- Former village Sunday school and reading room with distinctive architectural character
- Approx. 1,786 sq ft of internal accommodation, plus a 250 sq ft garage
- Three well-proportioned bedrooms and flexible bath / shower facilities
- Generous open-plan kitchen, dining and family space with separate living room
- Private driveway and rear garden with decked entertaining area
- Convenient access to the M4 and M40 motorway networks

ENERGY PERFORMANCE

Current EPC rating: C

Certificate reference: 0361-3957-3202-4855-2204

Scan to view the certificate.

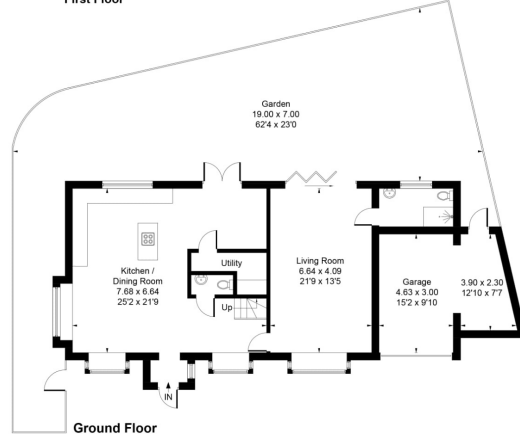


FLOORPLAN

Approx. total area incl. garage: 2,036 sq ft

The Old Reading Room, Church Lane, Wexham, SL3 6LB

Approximate Gross Internal Area = 165.93 sq m / 1786 sq ft
Garage = 23.24 sq m / 250 sq ft
Total = 189.17 sq m / 2036 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Produced by jcpphotographystudio.com

Arrange a viewing or ask a question

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